

MINUTES
RENN ROAD MUNICIPAL UTILITY DISTRICT
OF HARRIS AND FORT BEND COUNTIES, TEXAS

September 1, 2023

The Board of Directors (the “Board”) of Renn Road Municipal Utility District of Harris and Fort Bend Counties, Texas (the “District”), met in regular session, open to the public, on the 1st day of September, 2023, at the offices of Vogler & Spencer Engineering, Inc., 777 North Eldridge Parkway, Suite 500, Conference Room A, Houston, Texas 77079, outside the boundaries of the District, and the roll was called of the members of the Board:

Kathleen Farris	President
Bertha (“Candy”) Fair	Vice President
Russell G. Cook	Secretary
Mario Peralta	Assistant Secretary
Victoria D. Estick	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also attending the meeting in person or by telephone were Cecil Farris, a resident of the District; Jennifer Hanna of Forvis, LLP (“Forvis”); Matthew Dunn and Andrew Dunn of On-Site Protection Inc.; Craig Rathmann of Rathmann & Associates, L.P.; Bradley Hinkle of Environmental Allies; Tina Kelsey of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Randy Davila of Inframark, LLC (“Inframark”); Ryan Vogler of Vogler & Spencer Engineering, Inc. (“V&S”); Carl Peters of Kingsbridge Municipal Utility District (“Kingsbridge MUD”); and Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP.

MINUTES

The Board considered approving the minutes of the August 4, 2023, regular meeting. Following review and discussion, Director Fair moved to approve the minutes of the August 4, 2023, regular meeting as presented. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There was no discussion on this agenda item.

ENGAGE AUDITOR

The Board considered engaging an auditor to prepare the District and regional sewage treatment plant audit reports for the fiscal year ending September 30, 2023. Ms. Hanna presented an engagement letter from Forvis, and stated that the estimated cost to

prepare the District's audit report is \$20,500, and the estimated cost is \$4,900 for the regional sewage treatment plant audit, plus an administrative fee of \$1,000 to cover postage, printing, delivery and other expense items. Following review and discussion, Director Estick moved to (1) engage Forvis to prepare the annual audit reports; and (2) approve the engagement letter with Forvis and direct that the engagement letter be filed appropriately and retained in the District's official records. Director Cook seconded the motion, which passed unanimously.

UPDATE ON KINGSPPOINT HOMEOWNER ASSOCIATION ("KINGSPPOINT HOA") COMMUNITY FENCE IMPROVEMENT PROJECT (THE "PROJECT")

There was no discussion on this agenda item.

ELDRIDGE PARK RESIDENTIAL ASSOCIATION, INC. ("ELDRIDGE PARK HOA") MATTERS

There was no discussion on this agenda item.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board reviewed a report from Best Trash, LLC regarding garbage and recycling collection in the District, a copy of which is attached.

SECURITY AND PATROL MATTERS

Mr. Matthew Dunn reviewed a report regarding security in the District, a copy of which is attached. Mr. Andrew Dunn reviewed and discussed the Area Crime Maps for the District and surrounding areas, copies of which are attached to the security report.

DISCUSS 2023 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Mr. Rathmann reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2023 water, sewer, and drainage debt service tax rate of \$0.275 per \$100 of assessed valuation, based on the District's initial 2023 certified value of \$339,268,785, plus \$25,042,527 representing the uncertified value under protest and additional pending value. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Milbauer discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Fair moved to (1) set the public hearing date for October 6, 2023; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 6, 2023, to set the proposed 2023 total tax rate of \$0.57 per \$100 of assessed valuation, with \$0.275 allocated for debt service on water, sewer, and

drainage bonds, and \$0.295 allocated for operations and maintenance. Director Estick seconded the motion, which passed unanimously.

MOWING AND DETENTION POND MAINTENANCE

Mr. Hinkle reviewed a mowing and detention pond maintenance report, a copy of which is attached.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kelsey presented and reviewed the bookkeeper's report, including the District's monthly bills, for the Board's consideration. A copy of the bookkeeper's report, including a list of the bills approved for payment, is attached. She reviewed the District's updated year-to-date budget comparison, investment report, pledged securities report, report on the sewage treatment plant general operating account, and a year-to-date budget for the sewage treatment plant.

Ms. Kelsey noted check no. 1046 in the amount of \$80,788.50 payable to N&S Construction for Pay Estimate No. 4 for the Wastewater Treatment Clarifier Replacement project is also being presented for approval, but is not included in her report.

The Board discussed the Kingspoint HOA Project. Ms. Milbauer stated the Kingspoint HOA has met all the conditions for the Project to be eligible for the contribution of funds from the District. The Board considered approving hand-written check no. 1549 in the amount of \$26,910.80 payable to Kingspoint HOA for the Project.

Following review and discussion, Director Estick moved to approve the bookkeeper's report, the bills presented for payment, the check in the amount of \$80,788.50 payable to N&S Construction, and the check in the amount of \$26,910.80 payable to Kingspoint HOA. Director Peralta seconded the motion, which passed unanimously.

Ms. Silva then presented and reviewed proposed budgets for the District and the regional wastewater treatment plant for the fiscal year end September 30, 2024. Copies of the budgets are attached to the bookkeeper's report. Discussion ensued regarding removing the clarifier replacement expense line item from the regional wastewater treatment plant budget. Following review and discussion, Director Estick moved to adopt the budgets for the District and the regional wastewater treatment plant, subject to finalization as discussed. Director Peralta seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin reviewed with the Board the monthly tax assessor/collector's report, a copy of which is attached, including a list of the checks presented for payment and the

list of top delinquent tax accounts. Following review and discussion, Director Fair moved to approve the tax assessor/collector's report and payment of tax bills. Director Cook seconded the motion, which passed unanimously.

DELINQUENT TAX REPORT AND HEARING REGARDING TERMINATION OF SERVICE TO DELINQUENT TAX ACCOUNTS

The Board deferred action on this agenda item.

OPERATION OF DISTRICT FACILITIES

Mr. Davila reviewed with the Board the monthly operator's report, a copy of which is attached. He updated the Board on inspections, repairs, and maintenance items performed and in progress in the District. He stated that the District currently has 1,493 water connections and the percentage of water billed versus water produced for the previous billing cycle was 102%.

Mr. Davila stated the 3' x 3' rag ball in the influent channel has been removed.

Mr. Davila stated the West Harris County Regional Water Authority has triggered Stage 1 (voluntary reductions) of its Drought Contingency Plan.

The Board reported a manhole cover at Norford Lane and Lynchester Drive presents a tripping hazard and requested that Inframark cordon off the area.

Mr. Davila reviewed two delinquent accounts totaling \$3,278.95 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency.

Mr. Davila then presented an updated list of delinquent customers and reported that the customers on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Mr. Davila noted that the accounts in question had neither contacted his office nor had appeared at the Board meeting concerning their bills.

Following review and discussion, Director Estick moved to (1) approve the operator's report; (2) authorize Inframark to turn over to collections the accounts totaling \$3,278.95; and (3) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Vogler reviewed an engineer's report, a copy of which is attached.

Mr. Vogler updated the Board on the status of West Harris County Regional Water Authority's plans to bring surface water to the District.

Mr. Vogler updated the Board on the status of the Wastewater Treatment Plant Clarifier Rehabilitation project. He reported the clarifiers are scheduled to be delivered in October. He reviewed and recommended approval of Pay Estimate No. 4 in the amount of \$80,788.50, payable to N&S Construction.

Mr. Vogler stated construction on the Belknap Road mobility project is anticipated to begin in October.

Mr. Vogler stated there was no update to the Capital Improvement Plan for the future joint Wastewater Treatment Facility improvements.

Mr. Vogler reported on the findings of his review of the wastewater treatment plant's current usages, along with the District's undeveloped land, and determined there is excess capacity that could be sold to Kingsbridge MUD to serve its proposed new development of 150 townhomes.

Mr. Vogler stated Inframark is in the process of cleaning and televising the sanitary sewer facilities in Kingspoint Sections 1, 2 and 3.

Mr. Vogler generally discussed the benefits of and cost estimate for preparation of a geographic information system (GIS) platform. He stated he will prepare a proposal for the GIS platform for further discussion and consideration by the Board at the next meeting.

Director Fair shared information with the Board on the Moses West Foundation.

Following review and discussion, Director Peralta moved to approve Pay Estimate No. 4 in the amount of \$80,788.50, payable to N&S Construction, for the Wastewater Treatment Plant Clarifier Rehabilitation project, based on the engineer's recommendation. Director Fair seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this agenda item.

STORM WATER MANAGEMENT PLAN

There was no discussion on this agenda item.

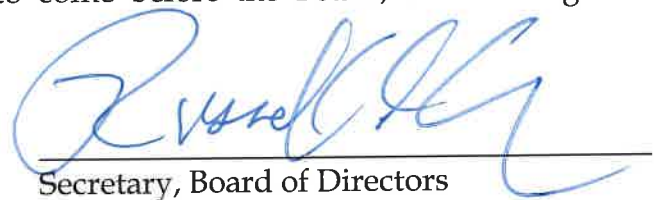
KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, WEST KEEGANS BAYOU IMPROVEMENT DISTRICT ("WEST KEEGANS"), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL MEETING MATTERS

The Board discussed West Keegans meeting matters.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, October 6, 2023, at 11:30 a.m.

There being no further business to come before the Board, the meeting was adjourned.



Secretary, Board of Directors

(SEAL)



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